

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA  
SOUTHERN DIVISION

CITRUS EL DORADO LLC,

Plaintiff,

vs.

STEARNS BANK, FNBN-RESCON I, LLC

Does 1 through 25, inclusive

Defendant.

Case No.: SAC V09—1462 DOC (RNBX)

JUDGMENT

**JUDGMENT IN A CIVIL ACTION**

A jury trial in this matter came before this Court on August 23, 2010. After receiving and hearing evidence, and deliberating thereon, the jury returned a verdict as follows:

First Cause of Action: \$ 16,000,000.00 in favor of the plaintiff

(Breach of Contract by Stearns)

Second Cause of Action: \$ 000,000.00

(Misrepresentation/Fraud)

Third Cause of Action \$ 000,000.00

(Intentional Interference)

Fourth Cause of Action \$ 14,000,000.00 in favor of the plaintiff

(Negligent Interference by Stearns)

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Total Damages \$ 30,000,000.00

1 By order dated January 5, 2011, the Court dismissed with prejudice plaintiff's claims  
2 against defendant FDIC. (Dkt. 57). Prior to trial, defendants Stearns Bank and FNBN-RESCON I  
3 LLC stipulated to the dismissal of their counter-claim against plaintiff for judicial foreclosure. (Dkt.  
4 60 at 33). After the presentation of evidence, plaintiff voluntarily dismissed its remaining claims  
5 against Stearns Bank and FNBN-RESCON I LLC for quiet title and conspiracy.

6 WHEREFORE, the Court hereby orders, adjudges, and decrees as follows: (1) To  
7 avoid duplicate judgments, the Court orders a total judgment in favor of Plaintiff Citrus El Dorado  
8 LLC and against Defendant Stearns Bank in the amount of Sixteen Million Dollars (\$16,000,000);  
9 (2) the Court orders judgment in favor of Defendant FNBN-RESCON I LLC and against Plaintiff, as  
10 to Plaintiff's claims against it; (3) the Court orders that Defendant FNBN-RESCON I LLC shall take  
11 nothing against Plaintiff Citrus El Dorado LLC, on its counter-claim for specific performance,  
12 appointment of receiver and injunctive relief; and (4) the Court orders judgment in favor of Defendant  
13 FDIC and against Plaintiff Citrus El Dorado, LLC, as to Plaintiff's claims against it.

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15 DATED: *January 30, 2012*  
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17 *David O. Carter*  
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19 Hon. David O. Carter  
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